

**LEGAL NOTICE  
NOTICE OF HEARING  
ZONING BOARD OF APPEALS  
TOWN OF LANCASTER**

NOTICE IS HEREBY GIVEN of a Meeting of the Zoning Board of Appeals of the Town of Lancaster to be held Thursday, July 9, 2015 at 7:00 P.M., Local Time, in the Town Board Chambers, in the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York. The items for consideration by the Zoning Board of Appeals at this meeting are:

The petition of Paul A. Casey Jr., 709 Pavement Road, Lancaster, New York 14086 for two [2] variances for the purpose of constructing an addition to an existing detached garage on premises owned by the petitioner at 709 Pavement Road, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 9D.(4) of the Code of the Town of Lancaster. The total area of the proposed garage is 1,032 square feet.

Chapter 50, Zoning, Section 9D.(4) of the Code of the Town of Lancaster limits the area of an accessory structure to 750 square feet. The petitioner, therefore, requests a 282 square foot accessory structure area variance.

- B. A variance from the requirements of Chapter 50, Zoning, Section 9D.(1)(b) of the Code of the Town of Lancaster. The location of the proposed garage addition would result in an 8.07 foot south side yard lot line set back.

Chapter 50, Zoning, Section 9D.(1)(b) of the Code of the Town of Lancaster requires a 15 foot lot line set back. The petitioner, therefore, requests a 6.93 foot south side yard lot line set back variance.

The petition of Dave & Michelle Hoelzl, 590 Columbia Avenue, Lancaster, New York 14086 for two [2] variances for the purpose of constructing an inground pool and fence on premises owned by the petitioners at 590 Columbia Avenue, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster. The premises upon which this variance is sought is a corner lot fronting on Columbia Avenue with an exterior side yard (considered a front yard equivalent) fronting on Kennedy Court. The petitioners propose to erect a six [6] foot high fence within the required open space area of the exterior side yard fronting on Kennedy Court.

Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster limits the height of a fence or wall extending into a front yard or an exterior side yard (considered a front yard equivalent) to three [3] feet in height. The petitioners, therefore, request a three [3] foot fence height variance.

- B. A variance from the requirements of Chapter 50, Zoning, Section 17A. (3) of the Code of the Town of Lancaster. The premises upon which this variance is sought is a corner lot fronting on Columbia Avenue with an exterior side yard [considered a front yard equivalent] fronting on Kennedy Court. The location of the pool results in a twenty-five [25] foot east exterior side yard set back on Kennedy Court.

Chapter 50, Zoning, Section 17A. (3) of the Code of the Town of Lancaster requires a thirty five [35] foot exterior side yard (considered a front yard equivalent) set back on Kennedy Court. The petitioners, therefore, request a ten [10] foot east exterior side yard set back variance.

The petition of Daniel & Kristen Palumbo, 24 Brunck Road, Lancaster, New York 14086 for two [2] variances for the purpose of constructing a storage barn on premises owned by the petitioners at 24 Brunck Road, Lancaster New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 9D.(4) of the Code of the Town of Lancaster. The area of the proposed accessory structure is 1685 square feet.

Chapter 50, Zoning, Section 9D.(4) of the Code of the Town of Lancaster limits the area of an accessory structure to 750 square feet. The petitioners, therefore, request a 935 square foot accessory use area variance.

- B. A variance from the requirements of Chapter 50, Zoning, Section 9D.(2) of the Code of the Town of Lancaster. The height of the proposed accessory structure is twenty-two [22] feet.

Chapter 50, Zoning, Section 9D.(2) of the Code of the Town of Lancaster limits the height of accessory structures to sixteen [16] feet. The petitioners, therefore, request a six [6] foot height variance.

Signed\_\_\_\_\_

JOHANNA M. COLEMAN, TOWN CLERK  
and Clerk to Zoning Board of Appeals